



**Electric Utility Commission**  
**May 16, 2011 – 6:00 p.m.**  
**Town Lake Center, Shudde Fath Conference Room**  
**721 Barton Springs Road, Austin, Texas**

**AGENDA**

**Members:**

Phillip Schmandt, Chair  
Linda Shaw, Vice Chair  
Gary “Bernie” Bernfeld

Shudde Fath  
Stephen Smaha

Steve Taylor  
Michael E. Webber

**For more information, please visit:** [City of Austin Boards and Commissions Information Center](http://www.ci.austin.tx.us/cityclerk/boards_commissions/boards/bid27.htm)

([www.ci.austin.tx.us/cityclerk/boards\\_commissions/boards/bid27.htm](http://www.ci.austin.tx.us/cityclerk/boards_commissions/boards/bid27.htm))

The Electric Utility Commission may go into a closed session, if necessary, under Chapter 551 of the Texas Government Code to discuss or take action on a "competitive matter" of Austin Energy as provided for under Section 551.086. [Reading and Action on Consent Agenda: Items 4-14 may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Commissioner.](#)

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1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES** - Approve minutes of the April 18, 2011 regular meeting.
3. **CITIZEN COMMUNICATIONS: GENERAL**

**NEW BUSINESS – CONSENT ITEMS**

4. Recommend authorization to award, negotiate, and execute a 12-month requirements supply contract with CENTRAL TEXAS COMMERCIAL AIR, Austin, TX for the rental of temporary, portable, utility plant systems in an amount not to exceed \$500,000, with four 12-month extension options in an estimated amount not to exceed \$500,000 per extension option, for a total estimated contract amount not to exceed \$2,500,000.
5. Recommend authorization to award and execute Amendment No. 5 to a contract with 360TRAINING.COM, INC., Austin, TX for the purchase of North American Electric Reliability Corporation (NERC) certification web based training for Austin Energy Control Center (ECC) and Energy Marketing Operations (EMO) employees, to exercise the third 12-month extension option in an estimated not to exceed \$13,899.28 with one additional 12-month extension option in an estimated amount not to exceed \$14,000, for a revised total estimated contract amount not to exceed \$70,303.12.
6. Recommend authorization to negotiate and execute Amendment No. A-2 (Long Lead, Civil Structural and Main [Interior] Work Components) to the Construction Manager at Risk Agreement with DPR Construction, Inc., Austin, TX, for the Austin Energy System Control Center Project in the amount of \$58,152,220. The total Guaranteed Maximum Price (“GMP”) (including all Work Components) of the Agreement is \$60,390,710. In addition to previously approved Owner’s contingency of \$46,000, an additional \$1,500,000 is requested for a not-to-exceed authorization amount of \$61,936,710.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least three days before the meeting date. Please call Toye Goodson Collins at Austin Energy at (512) 322-6450 for additional information. TTY users route through Relay Texas at 711.

7. Recommend authorization to execute a construction contract with RS ELLIS, INC. dba SOUTHWEST CORPORATION, Austin, TX for a Control House to serve the future Webberville Solar Switchyard in an amount not to exceed \$123,231.
8. Recommend authorization to award and execute a 12-month requirements supply contract with JAE GROUP, INC., Austin, TX for the purchase of topsoil and sandy loam for Austin Energy in an estimated amount not to exceed \$14,940, with four 12-month extension options in an estimated amount not to exceed \$14,940 per extension option, for a total estimated contract amount not to exceed \$74,700.
9. Recommend authorization to award, negotiate, and execute Amendment No. 4 to the 12-month requirements service contract with EFFECTIVE ENVIRONMENTAL, INC., Mesquite, TX; USA ENVIRONMENT, LP, New Braunfels, TX; TAS ENVIRONMENTAL SERVICES, LP, Fort Worth, TX; and EAGLE CONSTRUCTION & ENVIRONMENTAL SERVICES, LLC, Cisco, TX, for soil remediation and equipment decontamination services for Austin Energy, to increase the current amount of the contract in an estimated not to exceed \$500,000 each and combined, for a revised estimated contract amount not to exceed \$4,500,000 each and combined.
10. Approve an ordinance authorizing acceptance of \$55,000 in grant funds from the American Public Power Association (APPA), and amending the Fiscal Year 2010-2011 Austin Energy Operating Budget Special Revenue Fund of Ordinance No. 20100913-002 to appropriate such grant funds, and authorize execution of a “Demonstration of Energy-Efficient Development Grant Agreement” with APPA for the development of a software tool and user’s manual to address power factor through energy efficiency, in an amount not to exceed \$55,000. The grant period is from June 10, 2011 to September 30, 2011.
11. Recommend authorization to award, negotiate, and execute a purchase contract with SMITH POWER PRODUCTS, INC., Houston, TX, for the purchase of an engine generator for the Hornsby Bend Biosolids Management Plant in an estimated amount not to exceed \$1,227,225, with the option for a 96-month service and maintenance contract for this generator in an estimated amount not to exceed \$1,563,200, for a total estimated contract amount not to exceed \$2,790,425.
12. Recommend authorization to award and execute a contract with ENTECH SALES AND SERVICE, Austin, TX, to replace and upgrade the existing Building Automation System in the APD Headquarters and Patrol Buildings in an estimated amount not to exceed \$160,180.
13. Recommend authorization to award, negotiate and execute a 12-month requirements service contract with APPLEONE EMPLOYMENT SERVICES, Austin, TX, or one of the other qualified offerors to RFP No. TVN0014REBID for temporary staffing services for the Citywide Austin 3-1-1 Contact Center and the Utility Contact Center, in an estimated amount not to exceed \$4,500,000 with four 12-month extension options in an estimated amount not to exceed \$4,500,000 per extension option, for an estimated total contract amount not to exceed \$22,500,000.

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14. Recommend authorization to award and execute a 36-month requirements service contract with L D TEBBEN CO., INC. Austin, TX, or one of the other qualified bidders for IFB-BV No. PAX0206, for roofing maintenance and repair services in an estimated amount not to exceed \$3,057,600, with three 12-month extension options in estimated amounts not to exceed \$1,451,520 for the first extension option, \$1,741,824 for the second extension option, and \$2,090,188 for the third extension option, for a total estimated contract amount not to exceed \$8,341,132. (Funding for this item will be shared among several City departments; Austin Energy's share is \$150,000 per year.)

## **OLD BUSINESS**

15. Revise 2011 meeting schedule, adding special-called meetings on September 1 and October 3 to continue discussions regarding Austin Energy's rate redesign.

## **STAFF REPORTS AND BRIEFINGS**

16. Deferred Payment Arrangements and Disconnections Report
17. Monthly Financial Report
18. Fiscal Year 2012 Budget Work Session and Presentation of the Five-Year Financial Forecast
19. Briefing on the Implementation of the Texas Nodal Market
20. **EXECUTIVE SESSION** – Public Power Utility Competitive Matters, Section 551.086; Discuss matters relating to Austin Energy's Fuel Hedging Program.
21. **FUTURE AGENDA ITEMS** – Request agenda items, including briefings related to the Upcoming Procurements Report.

## **22. ADJOURNMENT**



**ELECTRIC UTILITY COMMISSION  
REGULAR MEETING MINUTES  
APRIL 18, 2011**

**The Electric Utility Commission (EUC) convened in a regular meeting in the Shudde Fath Conference Room at 721 Barton Springs Road in Austin, Texas.**

1. **CALL TO ORDER** – Phillip Schmandt, Chair, called the meeting to order at 6:00 p.m.  
Commissioners in attendance: Phillip Schmandt, Chair; Linda Shaw, Vice Chair; Shudde Fath, Steve Taylor, and Dr. Michael E. Webber. Gary ‘Bernie’ Bernfeld and Stephen Smaha, were not present at the Call to Order, but arrived shortly afterwards.

Staff in attendance: Larry Weis, Cheryl Mele, Kerry Overton, Elaine Hart, Jackie Sargent, David Wood, J.J. Gutierrez, Karl Rabago, Ann Little, Andy Perny, Pat Alba, Jeff Vice, Pat Sweeney, Larry Alford, David Kutach, Tim Arndt, Todd Shaw, Steve Machicek, Karl Popham, Adrienne Brandt, Elaine Kelly-Diaz, Jamie Mitchell, Erika McCartney, Tim Kisner, Marnie Cervenka, and Toye Goodson Collins of Austin Energy; Rosie Truelove, Danielle Guevara, and Lynda Williams of the Contract & Land Management Department; and Rosemary Ledesma and Shawn Harris of the Purchasing Department.

2. **APPROVAL OF MINUTES** - Approve minutes of the March 21, 2011 regular meeting.  
**Motion to approve minutes by Commissioner Taylor, seconded by Commissioner Fath, passed on a vote of 5-0.**

Commissioner Bernfeld arrived.

3. **CITIZEN COMMUNICATIONS** – Carol Biedrzycki of Texas ROSE and Katherine Stark of the Austin Tenants Council requested changes to the proposed amendment to the Energy Conservation Audit and Disclosure ordinance (Item 14). Tom Nesbitt, representing NCM Demolition and Remediation, urged scrutiny of the recommended contractor for the Holly decommissioning contract (Item 7). Gavino Fernandez representing El Concilio and the Holly Neighborhood Closure Committee, voiced support of Item 7.

## **NEW BUSINESS**

Commissioner Smaha arrived following the approval of Consent Items, as noted below.

4. Authorize award, negotiation and execution of Amendment No. 1 to a contract with ALTIVIA CORPORATION, Houston, TX for the purchase of sodium hypochlorite for Austin Energy power plants, to exercise the first 12-month extension option in an estimated amount not to exceed \$33,470, with two additional 12-month extension options in an estimated amount not to exceed \$33,470 each, for a revised total estimated contract amount not to exceed \$167,350. **Motion to approve on consent by Chair Schmandt, seconded by Commissioner Taylor, passed on a vote of 6-0.**
5. Authorize award and execution of a 24-month requirements service contract with ANCON SERVICE COMPANY, LaPorte, TX, for condenser tube cleaning services for Austin Energy in an estimated amount not to exceed \$162,906, with three 12-month extension options in an estimated amount not to exceed \$81,453 per extension option, for a total estimated contract amount not to exceed \$407,265. **Motion to approve on consent by Chair Schmandt, seconded by Commissioner Taylor, passed on a vote of 6-0.**

6. Authorize award and execution of Amendment No. 4 to a contract with BABCOCK & WILCOX POWER GENERATION GROUP, INC., Hatfield, PA, for the maintenance and support of the Data Acquisition and Handling Systems (DAHS) associated with the continuous emissions monitoring systems at Decker Creek Power Station and Sand Hill Energy Center to exercise the second 12-month extension option in an estimated amount not to exceed \$47,177 and to add five additional 12-month extension options in an amount not to exceed \$33,062 per extension option for a revised total contract amount not to exceed \$264,834. **Motion to approve on consent by Chair Schmandt, seconded by Commissioner Taylor, passed on a vote of 6-0.**
7. Authorize negotiation and execution of a contract with TRC ENVIRONMENTAL CORPORATION, Austin, Texas, or one of the other qualified offerors for RFP Solicitation No. CLMB301A, for the Reissue - Holly Street Power Plant Decommissioning Project for \$11,502,518, plus \$575,126 contingency, for a total not-to-exceed amount of \$12,077,644. (Related to Item 8.) **Motion by Chair Schmandt to recommend approval of the contract to Dixie Demolition, the second highest rated firm, failed for lack of a second. Motion to approve by Commissioner Fath, seconded by Commissioner Smaha, failed on a vote of 0-4-3, with Chair Schmandt and Commissioners Bernfeld, Taylor and Webber voting no, and Vice Chair Shaw and Commissioners Fath and Smaha abstaining.**
8. Approve an ordinance amending the Fiscal Year 2010-2011 Austin Energy Capital Budget of Ordinance No. 20100913-003 to increase appropriations by \$5,500,000 for the Holly Street Power Plant decommissioning costs and amending the Fiscal Year 2010-2011 Austin Energy Operating Budget of Ordinance No. 20100913-002 to increase Non-Fuel Operations and Maintenance by \$5,500,000 for the Holly Street Power Plant decommissioning account and decrease the Austin Energy Operating Fund ending balance by \$5,500,000. (Related to Item 7.) **Motion to approve by Commissioner Fath, seconded by Commissioner Smaha, failed on a vote of 0-4-3, with Chair Schmandt and Commissioners Bernfeld, Taylor and Webber voting no, and Vice Chair Shaw and Commissioners Fath and Smaha abstaining.**
9. Authorize award and execution of a 12-month requirements supply contract with POWER SUPPLY, INC., Austin, TX for the purchase of 138 kV Potential Transformers for Austin Energy in an estimated amount not to exceed \$197,400, with four 12-month extension options in an estimated amount not to exceed \$197,400 per extension option, for a total estimated contract amount not to exceed \$987,000. **Motion to approve on consent by Chair Schmandt, seconded by Commissioner Taylor, passed on a vote of 6-0.**
10. Authorize award, negotiation and execution of a contract with ALLKIOSK, Mesa, AZ for the purchase of two bill payment terminals for Austin Energy in an estimated amount not to exceed \$250,000. **Motion to approve by Commissioner Fath, seconded by Vice Chair Shaw, passed on a vote of 4-3, with Chair Schmandt and Commissioners Smaha and Taylor voting no.**
11. Authorize award, negotiation and execution of Amendment No. 10 to a contract with IBM Corporation, Cleveland, OH, to increase the contract amount for the purchase of software, billing and related services for the City's utilities in an amount not to exceed \$4,600,000 for a revised total estimated contract amount not to exceed \$57,339,728. **Motion to approve by**

**Commissioner Webber, seconded by Commissioner Smaha, passed on a vote of 6-1, with Chair Schmandt voting no.**

12. Approve an ordinance authorizing acceptance of \$561,871 in American Recovery and Reinvestment Act (ARRA) grant funds from the U.S. Department of Energy (DOE) through a Federal Assistance Sub-Recipient Agreement between Chrysler Group LLC and Austin Energy, and amending the Fiscal Year 2010-2011 Austin Energy Operating Budget Special Revenue Fund of Ordinance No. 20100913-002 to appropriate \$561,871 for research and testing of Plug-In Electric Vehicles. **Motion to approve by Chair Schmandt, seconded by Commissioner Taylor, passed on a vote of 7-0.**
13. Approve issuance of a rebate to Samsung Austin Semiconductor for the installation of energy efficient equipment in an amount not to exceed \$200,000. **Motion to approve on consent by Chair Schmandt, seconded by Commissioner Taylor, passed on a vote of 6-0.**

The Commission recessed from 7:44 p.m. to 7:54 p.m. Commissioner Taylor left the dais.

#### **OLD BUSINESS**

14. Discussion and Possible Action regarding an ordinance amending Chapter 6-7 of the City Code relating to Energy Conservation Audit and Disclosure requirements.  
Wesley Perkins of Round Rock I.S.D. voiced concern about possible impacts on school campuses regarding proposed changes to the ordinance.  
**Motion by Chair Schmandt to approve the ordinance amendments as presented to the Commission in March or to approve current version with the addition of changes proposed by the Austin Tenants Council to Section 6-7-23 regarding disclosure of energy use to potential tenants of multi-family units. Motion seconded by Commissioner Smaha, passed on a vote of 6-0.**
15. Discussion and Possible Action regarding Austin Energy's Rate Redesign Process, including consideration of a resolution detailing the rate review process and rescinding the Probability of Dispatch Resolution. **Motion to approve the resolution as presented and to approve the proposed schedule with one change, by Chair Schmandt, seconded by Commissioner Webber, passed on a vote of 6-0. The change is to provide materials regarding the rate redesign to the Commission three business days, instead of three days, prior to meetings.**

#### **STAFF REPORTS AND BRIEFINGS**

16. **Monthly Financial Report** by Steve Machicek, Director, Corporate Accounting and Rates.
17. **EXECUTIVE SESSION** – Public Power Utility Competitive Matters, Section 551.086; Discuss matters relating to Austin Energy's Fuel Hedging Program. **The Commission postponed this item to the May 16, 2011 meeting.**
18. **FUTURE AGENDA ITEMS** – Requests were made on the following topics: a written report on activities planned at the South Texas Project in response to events in Japan and a tour of the facility during the refueling process in October; a written report on who made money during the February 2 winter weather/rolling blackouts event.
19. **ADJOURNMENT** – Chair Schmandt adjourned the meeting at 9:03 p.m. without objection.

**CITY OF AUSTIN – PURCHASING DEPARTMENT      AGENDA DATE: 06/09/2011**  
**RECOMMENDATION FOR COUNCIL ACTION**  
**VENDOR NAME: CENTRAL TEXAS COMMERCIAL AIR**

**SUBJECT:** Authorize award, negotiation, and execution of a 12-month requirements supply contract with CENTRAL TEXAS COMMERCIAL AIR, Austin, TX for the rental of temporary, portable, utility plant systems in an amount not to exceed \$500,000, with four 12-month extension options in an estimated amount not to exceed \$500,000 per extension option, for a total estimated contract amount not to exceed \$2,500,000.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$166,667 is available in the Fiscal Year 2010-2011 Operating Budget of Austin Energy. Funding for the remaining eight months of the original contract period and extension options is contingent upon available funding in future budgets.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**PURCHASING:** Sole proposal received.

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 5/16/11.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9[C] of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

**FOR MORE INFORMATION CONTACT:** Karen Williams, Senior Buyer (512) 322-6467

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This contract will provide for the rental of temporary, portable, utility plant systems for Austin Energy's Mueller Energy Center (MEC), the Combined Transportation and Emergency Communications Center (CTECC), Downtown District Cooling Plants (Paul Robbins plant and DCP2) and the Domain District Cooling Plant. Contracts at these locations require Austin Energy to provide chilled water and/or steam services on a 24-hour basis to such customers as the Dell Children's Medical Center, UT Dell Pediatric Research Institute, City Hall, Convention Center, Four Seasons Residences, Austin 360, Ballet Austin, Whole Foods, The Austonian, Austin Hilton Hotel, W Hotel, and a mix of retail and residential properties at the Domain. Because of the critical nature of many of these facilities, it is necessary for Austin Energy to have a contract that will ensure a prompt response in the event of plant equipment failure. Equipment available under this contract may include boilers, cooling towers, air compressors, electric generators and chillers.

An Austin Energy team with expertise in this area evaluated the proposal. The criteria evaluated included the concept and solution proposed, demonstrated experience, equipment proposed, personnel qualifications, and total evaluated cost.

MBE/WBE solicited: 5/2      MBE/WBE bid: 0/0

**PRICE ANALYSIS**

- a. Sole proposal. Proposal closing date was extended in an effort to secure more proposals without success. The equipment required is specialized so companies able to provide it are very limited.
- b. Two hundred and sixty notices were sent, including five MBEs and two WBEs. One proposal was received, with no responses from MBE/WBEs.

**APPROVAL JUSTIFICATION**

- a. Sole proposal received.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.



Rental of Temporary Plant Equipment on an as-needed basis

KDW0028

<b>Evaluation Category</b>	<b>Max. Points</b>	<b>Central Texas Commercial Air Austin, TX</b>
<b>Total Evaluated Cost</b> (Proposer with lowest cost to City will be given maximum points, remaining given on a percentage ratio basis)	55	55
<b>Equipment</b> (Proposers shall submit a complete list of the equipment they have in inventory applicable to this Scope of Work)	20	16
<b>Personnel Qualifications</b> (From employee résumé's, licenses and certifications for employees who set up and run the applicable equipment)	10	7
<b>Demonstrated Applicable Experience</b> (Company experience with providing similar equipment to other companies of similar size and scope, experience with NERC/FERC standards)	10	9
<b>Technical System Concept and Solutions Proposed</b> (Grasp of requirements and its technical solution(s), compliance with Specification, responsiveness to terms and conditions)	5	4
<b>Total</b>	100	91

**CITY OF AUSTIN – PURCHASING DEPARTMENT  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: 360TRAINING.COM Inc.**

**AGENDA DATE: 06/09/2011**

**SUBJECT:** Authorize award and execution of Amendment No. 5 to a contract with 360TRAINING.COM, INC., Austin, TX for the purchase of North American Electric Reliability Corporation (NERC) certification web based training for Austin Energy Control Center (ECC) and Energy Marketing Operations (EMO) employees, to exercise the third 12-month extension option in an estimated not to exceed \$13,899.28 with one additional 12-month extension option in an estimated amount not to exceed \$14,000, for a revised total estimated contract amount not to exceed \$70,303.12.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$13,899.28 is available in the Fiscal Year 2010-2011 Operating Budget of Austin Energy. Funding for the remaining extension option is contingent upon available funding in future budgets.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 05/16/2011

**PURCHASING:** Contract Amendment.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

**FOR MORE INFORMATION CONTACT:** Art Acuña, Senior Buyer/512-322-6307

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This contract is for the North American Reliability Corporation (NERC) transmission operator and reliability operator certifications. Twenty of Austin Energy's (AE) employees are NERC Certified Electric System Controllers whose responsibility it is to control the electric grid via Supervisory Control and Data Acquisition (SCADA) and respond to system emergencies.

After NERC certification is obtained by the System Operator, NERC requires Continuing Education Hours (CEH) to maintain the certification. The NERC certifications are on a three year maintenance cycle. To maintain the Transmission Operator Certification, 140 hours are required and the Reliability Operator Certification requires 200 hours over a three year period. There are several sources from which the hours can be obtained; a portion of the hours can come from ERCOT sponsored training, and the another portion from in-house training (AE is a NERC CEH Provider). Since AE does not have a full time trainer to develop all the required hours, AE will purchase the difference from 360training.com, an online CEH Provider.

This contract was competitively bid and awarded in 2008. Funding in the amount of \$32,992.56 for administrative increases and for exercise of the first and second 12-month extension options was added administratively. The recommended Council action is to approve Amendment No. 5 in the amount of \$27,899.28, and to authorize the final option period when appropriate, for a total estimated contract amount not to exceed \$70,303.12.

### **Contract Summary**

Action	Description	Amount
Original Contract awarded 02/05/08	Original 12-month contract	\$ 9,411.28
Amendment No. 1	Administrative Increase to add 8 EMO students	\$ 5,740.00
Amendment No. 2	Exercise the first 12-month extension option	\$ 9,411.28
Amendment No. 3	Administrative Increase-Add 5 month training to EMO and co-term contract with ECC	\$ 3,435.00
Amendment No. 4	Exercise the second 12-month extension option	\$14,406.28
Proposed Amendment No. 5	Approve award and execution of the third 12-month extension option and the remaining additional extension option	\$27,899.28
Total Revised Contract Amount		\$70,303.12

**CITY OF AUSTIN – CONTRACT & LAND MGMT DEPT      AGENDA DATE: 05/26/11**  
**RECOMMENDATION FOR COUNCIL ACTION**

**SUBJECT:** Authorize negotiation and execution of Amendment No. A-2 (Long Lead, Civil Structural and Main [Interior] Work Components) to the Construction Manager at Risk Agreement with DPR Construction, Inc., Austin, TX, for the Austin Energy System Control Center Project in the amount of \$58,152,220. The total Guaranteed Maximum Price (“GMP”) (including all Work Components) of the Agreement is \$60,390,710. In addition to previously approved Owner’s contingency of \$46,000, an additional \$1,500,000 is requested for a not-to-exceed authorization amount of \$61,936,710.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2010-2011 Capital Budget Austin Energy.

**FISCAL NOTE:** A fiscal note is required.

**FOR MORE INFORMATION CONTACT:** Laura Lee Franks 322-6854; Lynda Williams 974-3066; Felicia Shaw 974-7141.

**PRIOR COUNCIL ACTION:** April 7, 2011 – Approved Work Component Amendment No. A-1 for Demolition and Site Facilitization to the Construction Manager at Risk Agreement (CM@R) with DPR Construction, Inc., Austin, TX; March 5, 2009 – Approved CM@R Agreement with DPR Construction, Inc. for Preconstruction Phase Services; June 21, 2007 - Approved use of CM@R Alternative Project Delivery Method.

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on May 16, 2011.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For Work Component No. 03 – Long Lead Electrical Equipment, the Small and Minority Business Resources Department reviewed the scope and made the determination that “no goals” will be established for this equipment solicitation. For Work Components No. 04 – Civil, Structural, Landscaping and Irrigation MBE/WBE goals established were 1.95% African American; 4.84% Hispanic; 1.08% Native/Asian American; and 2.84% WBE. For Work Component No. 05 – Main (Interiors), MBE/WBE goals established were 1.11% African American; 2.37% Hispanic; 1.11% Native/Asian American; and 1.72% WBE.

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**PROJECT BACKGROUND AND OVERVIEW:** In October 2005, the City Manager was directed by City Council to relocate the existing Energy Control Center (ECC) from its West Avenue location so that the property could be incorporated into the Seaholm and downtown redevelopment efforts. In July 2007 Austin Energy (AE) purchased an existing building and surrounding 12 acres from Tokyo Electron located at 2500 Montopolis Drive with the objective of using this property for the ECC relocation project. This new facility, the System Control

Center (SCC), will house current ECC employees as well as several other compatible workgroups within Austin Energy.

When complete, the existing building will increase in size from 120,000 to 174,000 square feet. Also, a new 18,000 square foot building will be built to house AE's Distribution Construction Maintenance group as well as provide a covered area for bucket trucks. These facilities will provide Austin Energy with state of the art control and data centers needed to meet North American Reliability Corporation (NERC) standards. Additionally, the SCC will provide laboratory and development spaces required to support advancement of the Smart Grid and will meet the current standards for physical security appropriate to the industry.

Both existing and new buildings will support photovoltaic (PV) systems which are expected to generate approximately 517 kW and 144 kW of power, respectively. When installed these will be the largest rooftop PV installations in Austin Energy's portfolio.

The SCC project is targeting a LEED silver certification for design and construction. This project supports Austin Energy's commitment to renewable energy as stated in Austin Energy's 2003 Strategic Plan and the Austin Climate Protection Plan. The Strategic Plan calls for Austin Energy to implement a highly visible public awareness and education program involving the installation of photovoltaic projects at schools, libraries, community centers, and city buildings. Additionally the SCC project is participating in the City's Art in Public Places initiative.

DPR Construction, Inc., the Construction Manager At-Risk (CM@R) for the remodel and development of this new SCC is actively engaged in preconstruction phase services including constructability reviews, value engineering, cost estimating, and bidding construction work packages. This request for Council authorization is for the second and final Amendment for the construction of the new System Control Center. This Amendment A-2 is comprised of the last three work packages – No. 03 – Long Lead Electrical Equipment and No. 04 – Civil, Structural, Landscaping and Irrigation, and No. 05 – Main (Interiors).

**AMENDMENT A-2 OVERVIEW:** DPR Construction, Inc. solicited and received bids for all three remaining construction work components: Work Component No. 03 – Long Lead Electrical Equipment, Work Component No. 04 – Civil, Structural, Landscaping and Irrigation, and Work Component No. 05 – Main (Interiors). The work components consist of purchase and delivery of specialized electrical equipment and multiple trades and scopes of work to be performed at or inside the existing System Control Center. These three work components are the remaining solicitation packages for the Austin Energy System Control Center.

The solicitations were advertised in the Austin American Statesman, Austin Bid Brief, DPR's ftp site, and in various plan rooms including but not limited to the Associated Builders and Contractors, the Associated General Contractors, and the City of Austin's SMBR Construction and Technology Center, Asian Contractor Trade Association, the U.S. Hispanic Contractors Association de Austin, and the Metropolitan United Black Contractors.

For Work Component No. 03- Long Lead Electrical Equipment, DPR Construction, Inc. issued solicitation package on October 8, 2010 and rebid on January 31, 2011. A pre-bid meeting was

conducted on February 8, 2011. For Work Component No. 04 – Civil, Structural, Landscaping and Irrigation, DPR Construction, Inc. issued the solicitation package on November 17, 2010 and rebid on January 31, 2011. Pre-bid meetings were held on November 30, 2010, December 1, 2010, and February 8, 2011. Bids for both work components were opened on February 15, 2011 and 9 bids were received for the Long Lead Electrical Equipment and 27 bids were received for the Civil, Structural, Landscaping and Irrigation.

For Work Component No. 05 – Main (Interiors), DPR Construction, Inc. issued the solicitation package on December 8, 2010. Two prebid meetings were held on December 13, and 14, 2010 and were attended by 95 individuals over the two days. On January 18, 2011, proposals/bids were received from 163 subcontractors.

Authorize negotiation and execution of Amendment No. A-2 (Long Lead, Civil Structural and Main [Interior] Work Components) to the Construction Manager at Risk Agreement with DPR Construction, Inc., Austin, TX, for the Austin Energy System Control Center Project in the amount of \$58,152,220. The total Guaranteed Maximum Price (“GMP”) (including all Work Components) of the Agreement is \$60,390,710. In addition to previously approved Owner’s contingency of \$46,000, an additional \$1,500,000 is requested for a not-to-exceed authorization amount of \$61,936,710.

**CONSTRUCTION MANAGER AT RISK AGREEMENT - TOTAL GUARANTEED MAXIMUM PRICE RECAP:** The total Guaranteed Maximum Price (GMP) for the Austin Energy System Control Center is \$60,390,710 comprised of Preconstruction Phase Services and five Work Components: No. 01 – Demolition, No. 02 - Site Facilitization (previously approved by Council) and Work Components No. 03 – Long Lead Electrical Equipment, No. 04 – Civil, Structural, Landscaping and Irrigation, and No. 05 – Main (Interiors) which make up this request. The following table recaps the GMP:

<b>Item</b>	<b>Description</b>	<b>Amount</b>	<b>Council Approval</b>
Execute Agreement	Preconstruction Phase Services	\$145,000	March 5, 2009
Amendment A-1	Partial GMP including Work Components No. 01 Demolition and No. 2 Site Facilitization	\$2,093,490	April 7, 2011
Amendment A-2	Partial GMP including Work Components No. 03 Long Lead Equipment, No. 04 Civil, Structural, Landscaping, and No. 05 Main (Interiors)	\$58,152,220	RCA May 26, 2011
<b>CM@R Agreement</b>	<b>Guaranteed Maximum Price</b>	<b>\$60,390,710</b>	

**TOTAL PROJECT AUTHORIZATION INCLUDING OWNER’S CONTINGENCY:** This RCA includes authorization for an additional \$1,500,000 Owner’s project contingency funding for any unforeseen circumstances and to allow for expeditious processing of change orders, if required. The following table recaps the total authorization:

<b>Item</b>	<b>Description</b>	<b>Amount</b>	<b>Council Approval</b>
Execute Agreement	Preconstruction Phase Services	\$145,000	March 5, 2009
Amendment A-1 to the Agreement	Partial GMP including Work Components No. 01 Demolition and No. 2 Site Facilitization	\$2,093,490	April 7, 2011
Owner's Contingency	Owner's project contingency in addition to A-1	\$46,000	April 7, 201
Amendment A-2 to the Agreement	Partial GMP including Work Components No. 03 Long Lead Equipment, No. 04 Civil, Structural, Landscaping, and No. 05 Main (Interiors)	\$58,152,220	RCA May 26, 2011
Owner's Contingency	Owner's project contingency in addition to A-2	\$1,500,000	RCA May 26, 2011
	<b>Total Current Authorization</b>	<b>\$61,936,710</b>	

**RECOMMENDATION:** Authorize negotiation and execution of Amendment No. A-2 (Long Lead, Civil Structural and Main [Interior] Work Components) to the Construction Manager at Risk Agreement with DPR Construction, Inc., Austin, TX, for the Austin Energy System Control Center Project in the amount of \$58,152,220. The total Guaranteed Maximum Price ("GMP") (including all Work Components) of the Agreement is \$60,390,710. In addition to the previously approved Owner's contingency of \$46,000, an additional \$1,500,000 is requested for a not-to-exceed authorization amount of \$61,936,710.

**AMENDMENT A-2 TO CONSTRUCTION MANAGER AT RISK AGREEMENT - COST BREAKDOWN:**

<b>Work Component</b>	<b>Title</b>	<b>Amount</b>
No. 03	Long Lead Electrical Equipment	\$7,623,140
No. 04	Civil, Structural, Landscaping and Irrigation	\$5,874,798
No. 05	Main (Interiors)	\$34,485,631
	Construction Contingency	\$1,591,970
	<b>COST OF THE WORK WITH CONSTRUCTION CONTINGENCY</b>	<b>\$49,575,539</b>
	General Conditions	\$2,811,555
	Bonds and Insurance	\$692,814
	<b>TOTAL COST OF THE WORK &amp; GENERAL CONDITIONS</b>	<b>\$53,079,908</b>
	CM's Fee (2.9%)	\$1,391,523
	Subguard Insurance	\$543,414
	Allowances (including fee)	\$3,137,375
	<b>PARTIAL GMP - AMENDMENT NO. A-2</b>	<b>\$58,152,220</b>

**AUTHORIZATION HISTORY AND MBE/WBE DETAIL:** Amendment No. A-2 (Long Lead, Civil Structural and Main [Interior] Work Components) to the Construction Manager at Risk Agreement with DPR Construction, Inc., Austin, TX, for the Austin Energy System Control Center Project.

Authorization History		
AMOUNT	DATE	DESCRIPTION
	6/21/07	Authorize CMAR Methodology
\$145,000	3/5/09	Original Agreement for Pre-Construction Phase Services
\$2,093,490	4/7/11	Amendment No. A-1 (partial GMP)
\$46,000	4/7/11	Owner Contingency
\$58,152,220	5/26/11	Amendment No. A-2 (partial GMP)
\$1,500,000	5/26/11	Owner Contingency
<b>\$61,936,710</b>		<b>TOTAL PROJECT AUTHORIZATION</b>
Contract History		
AMOUNT	DATE	DESCRIPTION
	6/21/07	Authorize CMAR Methodology
\$145,000	3/5/09	Original Agreement for Pre-Construction Phase Services
\$2,093,490	4/7/11	Amendment No. A-1 (partial GMP)
\$58,152,220	5/26/11	Amendment No. A-2 (partial GMP)
<b>\$60,390,710</b>	<b>5/26/11</b>	<b>TOTAL "GMP" CONTRACT AUTHORIZATION</b>

## MBE/WBE DETAIL

### **Bid Package No. 03 – Long Lead Electrical Equipment**

**Brief Description:** This bid package consists of purchase and delivery of long lead electrical equipment for the New System Control Center. Equipment consists of paralleling switchgear, diesel engine-driven generator sets, permanent load banks, uninterruptable power supply, power monitoring and control, substations, transformers, switchgear, switchboards, power factor correction equipment, and transient voltage suppression.

**Detail:** The Small and Minority Business Resources Department reviewed the requirements of this bid package for the long lead electrical equipment and made the determination that “no goals” would be established for this solicitation.

<b>NON MBE/WBE (CONSTRUCTION MGR) DPR CONSTRUCTION, INC.</b>	<b>0.00%</b>	<b>\$0.00</b>
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<b>MBE TOTAL – SUBCONTRACTOR</b>	<b>0.00%</b>	<b>\$0.00</b>
African American Subtotal	0.00%	\$0.00
Hispanic Subtotal	0.00%	\$0.00
Native/Asian American Subtotal	0.00%	\$0.00

<b>WBE TOTAL – SUBCONTRACTOR</b>	<b>0.00%</b>	<b>\$0.00</b>
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<b>NON M/WBE TOTAL – SUBCONTRACTOR</b>	<b>100.00%</b>	<b>\$7,623,140</b>
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Cummins Southern Plains, LLC, San Antonio, TX (Load Bank Equipment)	1.57%	\$119,719
Cummins Southern Plains, LLC, San Antonio, TX (Generator)	32.19%	\$2,453,700
Eaton Corporation c/o Consolidated Electric, Austin, TX (Switchgear)	29.81%	\$2,272,247
Eaton Corporation c/o Consolidated Electric, Austin, TX (Uninterrupt. Power Sup.)	27.03%	\$2,060,573
Cummins Southern Plains, LLC, San Antonio, TX (Parelleling Switchgear)	9.40%	\$716,901

### **Bid Package No. 04 – Civil, Structural, Landscaping & Irrigation**

**Brief Description:** Bid Package No. 04 scope includes, but is not limited to, waste management and recycling, cast-in-place concrete, precast structural concrete, retaining walls, curb and gutter, structural steel fabrication and erection, parking, sitework and landscaping at the System Control Center building and site.

**Detail:** The Small and Minority Business Resources Department reviewed and approved the Compliance Plan for this bid package.

The solicitation was issued with the MBE/WBE goals of 1.95% African American; 4.84% Hispanic; 1.08% Native/Asian American; and 2.84% WBE. The compliance plan exceeds the goals as follows: 2.12% African American; 10.42% Hispanic; 5.64% Native/Asian American; and 4.51% WBE.

**NON MBE/WBE (CONSTRUCTION MGR) DPR CONSTRUCTION, INC. 20.34% \$1,195,083**

**MBE TOTAL – SUBCONTRACTOR 17.66% \$1,038,479**

African American Subtotal	2.06%	\$121,221
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(FB) Triad Building Maintenance, Austin, TX (trash removal/disposal)	2.06%	\$121,221
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Hispanic Subtotal	10.13%	\$595,097
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(MH) Paradigm Contracting, Austin, TX (concrete)	1.23%	\$71,705
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(FH) JAG Trucking, Georgetown, TX (trucking)	1.70%	\$100,000
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(FH) Sullivan's Irrigation, Pflugerville, TX (landscaping)	6.19%	\$363,892
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(MH) Tri-Recycling, Austin, TX (recycling)	1.01%	\$59,500
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Native/Asian American Subtotal	5.48%	\$322,161
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(FA) Marie's Trucking, Austin, TX (trucking)	0.28%	\$16,525
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(FA) Metalink, Inc., Austin, TX (fencing)	5.20%	\$305,636
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**WBE TOTAL – SUBCONTRACTOR 4.38% \$257,278**

(FH) Central Texas Reinforcement, Austin, TX (bars, reinforcement)	3.24%	\$190,181
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(FH) ABC Erosion Control, Inc., Leander, TX (water filtration pond)	1.14%	\$67,097
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**NON M/WBE TOTAL – SUBCONTRACTOR 57.60% \$3,383,958**

Patriot Erectors, Inc., Dripping Springs, TX (structural steel)	40.97%	\$2,406,741
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Compound Security Specialists, Austin, TX (auto gate)	1.73%	\$101,878
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Champion Site Prep, Georgetown, TX (site prep)	9.81%	\$576,500
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APAC Texas, Inc., Round Rock, TX (parking lot striping)	0.23%	\$13,244
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Haeglin Construction, Austin, TX (site utilities)	3.71%	\$218,145
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LandTec Services, LLC, Austin, TX (retaining walls)	1.15%	\$67,450
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**Bid Package No. 05 – Main Interiors**

**Brief Description:** Bid Package No. 05 scope includes, but is not limited to, concrete, masonry, unistrut, millwork and solid surfacing, FRP wall panels, waterproofing and sealant, metal wall panels, roofing, expansion joint covers, fireproofing, firestopping, doors, frames, hardware, overhead coiling doors, drywall, ceilings, flooring, painting, etc, for completion of the interior of the System Control Center.

**Detail:** The Small and Minority Business Resources Department reviewed and approved the Compliance Plan for this bid package.

The solicitation was issued with the MBE/WBE goals of 1.11% African American; 2.37% Hispanic; 1.11% Native/Asian American; and 1.72% WBE. The compliance plan exceeds the goals as follows: 2.469% African American; 2.980% Hispanic; 1.208% Native/Asian American; and 5.527% WBE.

**NON MBE/WBE (CONSTRUCTION MGR) DPR CONSTRUCTION, INC. 0.050% \$1,741,292**

DPR Drywall, Austin, TX (install D/F/HW)	0.199%	\$68,776
DPR Drywall, Austin, TX (drywall and ceilings)	4.850%	\$1,672,516

**MBE TOTAL – SUBCONTRACTOR 6.379% \$2,074,994**

African American Subtotal	2.469%	\$851,497
(FB) Triad Building Maintenance, Austin, TX (trash removal/disposal)	0.323%	\$111,273
(MB) J&E Company, Plugerville, TX (electrical materials)	2.058%	\$709,660
(MB) Applied Network Security, LLC, Austin, TX (AV materials)	0.089%	\$30,564

**Hispanic Subtotal 2.980% \$1,027,668**

(MH) Bueno Integrated Technologies, Richardson, TX (AV materials)	0.189%	\$65,238
(FH) Gibson Concrete, LLC, Pflugerville, TX (concrete)	0.591%	\$203,810
(FH) Capital City Janitorial, Pflugerville, TX (janitorial)	0.242%	\$83,542
(FH) DeLeon Insulation & Supply, Inc., Austin, TX (mechanical)	1.340%	\$462,180
(FH) LTH Enterprises Ltd., Elgin, TX (electrical materials)	0.617%	\$212,898

**Native/Asian American Subtotal 1.208% \$416,610**

(FA) Metalink, Inc., Austin, TX (fencing)	0.008%	\$2,810
(MA) Kamo Energy, Schertz, TX (cabling & HVAC materials)	1.200%	\$413,000

**WBE TOTAL – SUBCONTRACTOR 5.527% \$1,905,908**

(FW) Calvin's Electric, Dripping Springs, TX (electrical supplies)	0.817%	\$281,829
(FW) Double S Marketing, Austin, TX (electrical supplies)	1.786%	\$616,063
(FW) Baer Engineering, Austin, TX (AV material)	0.040%	\$13,768
(FW) TechCenter Design, Austin, TX (control room consoles)	1.182%	\$407,655
(FW) Werner Design Group, Austin, TX (drywall)	1.701%	\$586,593

**NON M/WBE TOTAL – SUBCONTRACTOR 87.760% \$28,542,656**

P&S Masonry, Hamilton, TX (masonry)	1.625%	\$560,489
Grady & Associates, Houston, TX (unistrut)	0.257%	\$88,609
ISEC, Englewood, CO (millwork)	1.922%	\$662,800
Alpha Insulation, Austin, TX (waterproofing/sealants)	0.249%	\$86,025
Chamberlin Roofing & Waterproofing, Houston, TX (roofing)	4.007%	\$1,381,863
Alpha Insulation, Austin, TX (expansion joints)	0.029%	\$10,050
Architectural Division 8, Austin, TX (doors, frames, hardware)	0.964%	\$332,395

ABC Doors, Austin, TX (overhead doors)	0.248%	\$85,610
Trainor Glass, Austin, TX (glazing, glass)	1.487%	\$512,867
Flooring Solutions, Inc., Austin, TX (ceramic tile)	0.350%	\$120,781
Architectural Floors, TX (flooring)	1.451%	\$500,550
Intertech Flooring, Austin, TX (access flooring)	0.737%	\$254,013
C&Z Enterprises, Pflugerville, TX (painting)	0.906%	\$312,439
HSA Specialists, Cedar Park, TX (visual display devices)	0.056%	\$19,180
ISI Central Valley, Austin, TX (illuminated panel signage)	0.103%	\$35,360
Alamo Door & Specialties, San Antonio, TX (toilet partitions, accessories)	0.048%	\$16,688
Ed Flume Building Specialties, LTD, San Antonio, TX (operable partitions)	0.176%	\$60,786
HSA Specialists, Cedar Park, TX (wall protection)	0.006%	\$2,020
Alamo Door & Specialties, San Antonio, TX (fire ext. & cabinets)	0.014%	\$4,890
Nellco, Austin, TX (metal lockers)	0.098%	\$33,895
ISI Central Valley, Austin, TX (exterior signage)	0.003%	\$1,125
Johnson Equipment, San Antonio, TX (loading dock equip.)	0.014%	\$5,000
A-Tex Restaurant Supply, San Angelo, TX (kitchen appliances)	0.161%	\$55,670
Longhorn Blinds of Austin, LLC, Austin, TX (window treatments)	0.063%	\$21,720
ThyssenKrupp Elevator Corp, Austin, TX (hydraulic elevators)	0.179%	\$61,763
Koetter Fire Protection, Dallas, TX (fire protection)	1.195%	\$412,022
Dynamic Systems, Inc., Austin, TX (plumbing)	2.760%	\$951,709
Dynamic Systems, Inc., Austin, TX (HVAC)	20.769%	\$7,162,295
PHI Services, Austin, TX (test and balance)	0.212%	\$73,125
Walker Engineering, Austin, TX (electrical & fire alarm)	18.834%	\$6,494,925
Entech Sales & Services, Buda, TX (security)	2.327%	\$802,632
KST Electrical, Ltd., Manor, TX (telecom)	3.330%	\$1,148,530
AVI-SPL Control Room Group, Tampa, FL (audio-visual)	10.429%	\$3,596,663
Solar Works, Austin, TX (photovoltaic collectors)	7.754%	\$2,674,167

**CITY OF AUSTIN – CONTRACT & LAND MGMT DEPT    AGENDA DATE: 05/26/11**  
**RECOMMENDATION FOR COUNCIL ACTION**

**SUBJECT:** Authorize execution of a construction contract with RS ELLIS, INC. dba SOUTHWEST CORPORATION, Austin, TX for a Control House to serve the future Webberville Solar Switchyard in an amount not to exceed \$123,231.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2010-2011 Capital Budget of Austin Energy.

**FISCAL NOTE:** A fiscal note is required.

**FOR MORE INFORMATION CONTACT:** David Wood, 322-6940; Linda Hampton, 505-7163.

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on May 16, 2011.

**PURCHASING:** Lowest bid of four bids received.

**MBE / WBE:** This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program). The Contractor submitted a MBE/WBE Compliance Plan that demonstrated Good Faith Effort and was approved by the Small & Minority Business Resources Department by meeting the goals with 0.00% MBE and 0.24% WBE participation.

This project is part of a larger project to build a new switchyard to serve Austin Energy's Webberville Solar Project near Webberville in Travis County.

The scope of work includes the purchase and erection of a nominal 20'x 40' prefabricated metal building including power supply, new HVAC system and other ancillary equipment. The work is required to provide a secure and environmentally sound enclosure for the sensitive electronic equipment used to control and monitor an electric switchyard.

The contract allows 60 calendar days for completion of this project. This project is located within zip code 78653.

Bid documents were distributed to seven general contractors. Bids were opened on March 31, 2011. Southwest Corporation submitted the lowest of four bids received.

SOUTHWEST CORPORATION, Austin, TX	\$123,231.00
PRISM DEVELOPMENT, INC., Austin, TX	\$125,935.00
GREEN CONSTRUCTION GROUP, LLC, Coupland, TX	\$136,189.00
KEYSTONE CONSTRUCTION, INC., Austin, TX	\$217,000.00

The contractor's choice of work methodology provides for five areas of subcontracting opportunities which are listed below. Project specific goals stated in the solicitation were 5.43% MBE and 1.34% WBE. Total participation estimated on base bid amount of \$123,231:

<b>NON M/WBE TOTAL – PRIME</b>	<b>\$ 35,988.00</b>	<b>29.20%</b>
Southwest Corp.		

<b>MBE TOTAL – SUBCONTRACTORS</b>	<b>\$ 0.00</b>	<b>0.00%</b>
None		

<b>WBE TOTAL – SUBCONTRACTORS</b>	<b>\$290.00</b>	<b>0.24%</b>
Liquid Waste Solutions, LLC, Austin, TX (portable toilets)	\$290.00	0.24%

<b>NON M/WBE TOTAL – SUBCONTRACTORS</b>	<b>\$ 86,953.00</b>	<b>70.56%</b>
(NON) RM Mechanical, Austin, TX (HVAC)	\$ 8,988.00	7.29%
(NON) Gray & Becker Const., Austin, TX (pre-eng. metal building)	\$ 28,635.00	23.02%
(NON) BJ Electric, Austin, TX (electrical)	\$ 46,500.00	37.73%
(NON) Rich Coatings, Manor, TX (epoxy floor coating)	\$ 3,100.00	2.52%

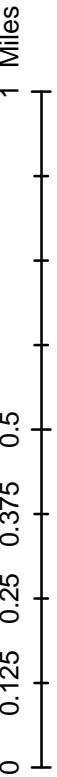
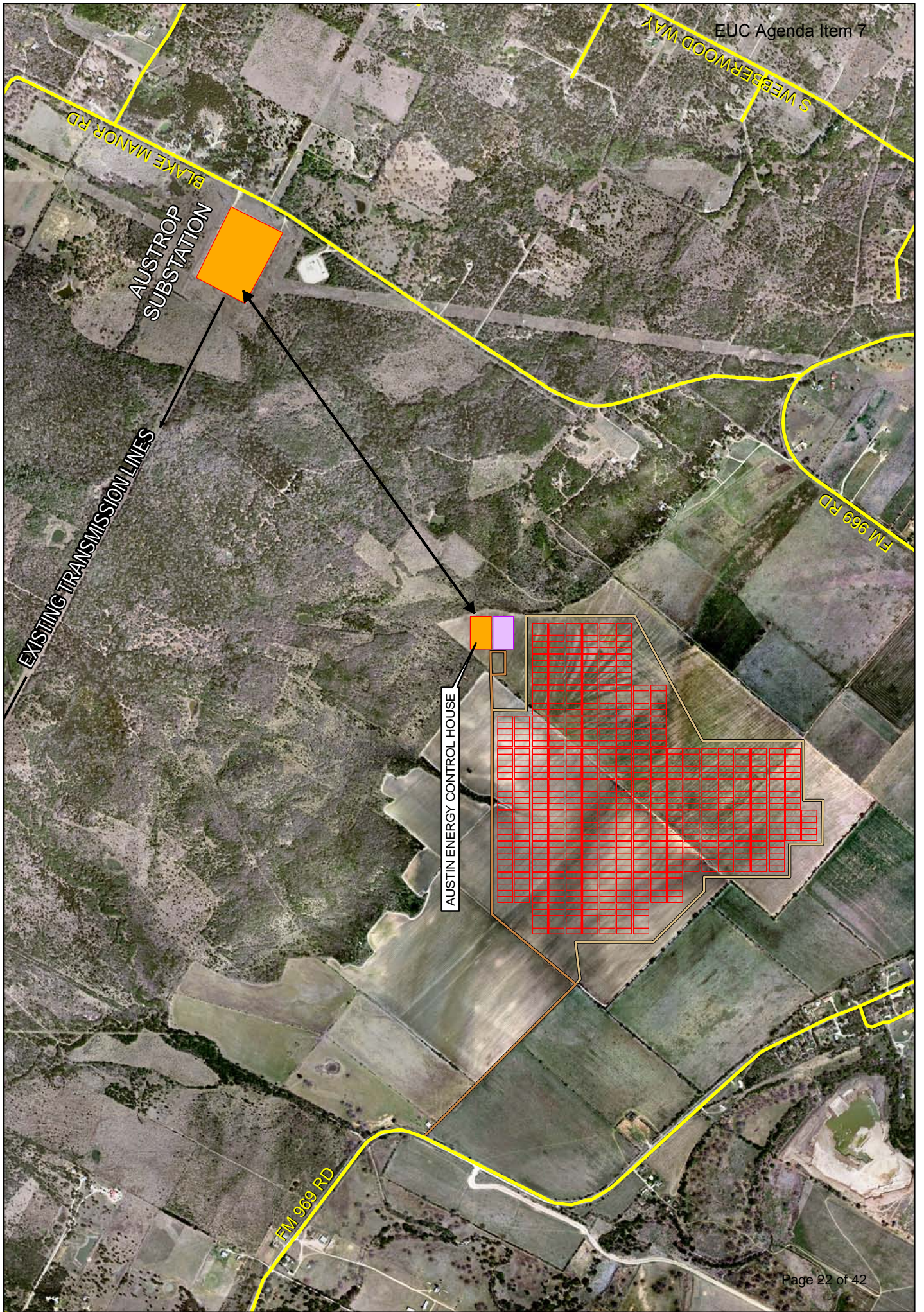
The Contractor submitted a MBE/WBE Compliance Plan that did not meet the goals of the solicitation and was approved by the Department of Small & Minority Business Resources. Second and third low bidder information is provided.

**SECOND BIDDER - PRISM DEVELOPMENT, INC., Austin, TX** \$125,935.00  
 40.15% M/WBE prime participation; 0.15% MB; 0.00% MH; 0.00% NA; 0.00% WBE; 59.70%  
 Non M/WBE subcontractor participation.

**THIRD BIDDER - GREEN CONSTRUCTION GROUP, LLC., Coupland, TX** \$136,189.00  
 44.16% M/WBE prime participation; 6.06% MB; 0.00% MH; 0.00% NA; 0.00% WBE; 49.78%  
 Non M/WBE subcontractor participation.



# 30 MW WEBBERVILLE SOLAR PROJECT



This map has been produced by Energy Efficiency Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**CITY OF AUSTIN - PURCHASING DEPARTMENT  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: JAE GROUP, INC.**

**AGENDA DATE: 06/09/11**

**SUBJECT:** Authorize award and execution of a 12-month requirements supply contract with JAE GROUP, INC., Austin, TX for the purchase of topsoil and sandy loam for Austin Energy in an estimated amount not to exceed \$14,940, with four 12-month extension options in an estimated amount not to exceed \$14,940 per extension option, for a total estimated contract amount not to exceed \$74,700.

**AMOUNT AND SOURCE OF FUNDING:** Funding in the amount of \$4,980 is available in the Fiscal Year 2010-2011 Operating Budget of Austin Energy. Funding for the remaining eight months of the original contract period and extension options is contingent upon available funding in future budgets.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**FOR MORE INFORMATION CONTACT:** Gage Loots, Buyer II/512-322-6118

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 05/16/2011.

**PURCHASING:** Lowest bid of two bids received.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-D of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

This contract is for the purchase of topsoil and sandy loam for Austin Energy's (AE) use on an as-needed basis. The materials will be used by AE for various restoration projects. These projects include restoring right-of-way properties and private properties (customers' yards) after electrical installations or maintenance. These materials may also be used for refilling areas that were excavated to safely isolate, remove, and properly dispose of any contaminated soil. The materials will, at AE's option, be picked up at the contractor's facility or delivered to a specified job site.

MBE/WBE solicited: 1/0

MBE/WBE bid: 0/0

**BID TABULATION**

**IFB No. GAL0016; Topsoil & Sandy Loam; (6 – line items)**

<b><u>Vendor</u></b>	<b><u>Total Bid</u></b>
<b>JAE Group, Inc., Austin, TX</b>	<b>\$14,940.20</b>
Marcelo's Sand & Loam, Austin, TX	\$16,840.00

A complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

### **MBE/WBE SUBCONTRACTOR PARTICIPATION SUMMARY**

Although no goals were established for this solicitation, JAE Group, Inc. identified the following subcontracting opportunities:

<b><u>NON MBE/WBE TOTAL - PRIME</u></b>	<b><u>\$5,229.20</u></b>	<b><u>35%</u></b>
JAE Group, Inc., Austin, TX	\$5,229.20	35%
<b><u>NON MBE/WBE TOTAL - SUBCONTRACTOR</u></b>	<b><u>\$9,711.00</u></b>	<b><u>65%</u></b>
Loftin Trucking, Austin, TX (Delivery Services)	\$4,482.00	30%
Tiki Trucking, LP Lago Vista, TX (Delivery Services)	\$5,229.00	35%

### **PRICE ANALYSIS**

- a. Adequate competition.
- b. Thirty-six notices were sent, including one MBE. There are no known WBEs for this commodity. Two bids were received, with no response from the MBE.
- c. The pricing offered represents a 1% decrease from the last contract award made February 2006.

### **APPROVAL JUSTIFICATION**

- a. Lowest bid received. JAE Group, Inc. is not the current provider of these goods; however, JAE Group, Inc. is a subsidiary of the current provider, JAE Construction, Inc.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.



**CITY OF AUSTIN – PURCHASING DEPARTMENT  
RECOMMENDATION FOR COUNCIL ACTION  
VENDORS NAMES: MULTIPLE VENDORS**

**AGENDA DATE: 06/09/11**

**SUBJECT:** Authorize award, negotiation and execution of Amendment No. 4 to the 12-month requirements service contract with EFFECTIVE ENVIRONMENTAL, INC., Mesquite, TX; USA ENVIRONMENT, LP, New Braunfels, TX; TAS ENVIRONMENTAL SERVICES, LP, Fort Worth, TX; and EAGLE CONSTRUCTION & ENVIRONMENTAL SERVICES, LLC, Cisco, TX, for soil remediation and equipment decontamination services for Austin Energy, to increase the current amount of the contract in an estimated not to exceed \$500,000 each and combined, for a revised estimated contract amount not to exceed \$4,500,000 each and combined.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2010-2011 Operating Budget of Austin Energy.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**PRIOR COUNCIL ACTION:** 5/14/2009 – Approved 12-month contract with three 12-month extension options.

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 05/16/2011

**PURCHASING:** Contract Amendment

**MBE/WBE:** This contract was awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

**FOR MORE INFORMATION CONTACT:** Dolores Castillo, Sr. Buyer/322-6466

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This contract provides soil remediation and equipment decontamination services for Austin Energy (AE) which may include decontamination of equipment, structural members, tanks and/or vessels, and other items that may be identified as being impacted by regulated substances. This contract specifically provides for the continued remediation of the Seaholm Redevelopment Project and the new Central Library sites in full compliance with local, state and federal regulatory agencies. These redevelopment projects have required more substantial work than originally anticipated and the contract authorization available will be depleted leaving no authorization left for new or scheduled Austin Energy projects.

On May 14, 2009 Council approved a 12-month requirements service contract for remediation and decontamination services in an estimated amount not to exceed \$1,000,000, with three 12-month extension options in an estimated amount not to exceed \$1,000,000 for each extension option, for a total estimated contract amount not to exceed \$4,000,000. The recommended Council action is to approve additional funding in the amount of \$500,000.

### Contract Summary

Original Contract	Original 12-month contract, with three 12-month extension options	\$4,000,000.
Amendment No. 1	Revised Company Name & Addresses	\$0.
Amendment No. 2	Exercised Extension option #1	\$0.
Amendment No. 3	Exercised Extension option #2	\$0.
Proposed Amendment No. 4	Increase funding to complete Seaholm and City library site	\$500,000.
Total Revised Contract Amount		\$4,500,000.

**CITY OF AUSTIN – AUSTIN ENERGY  
RECOMMENDATION FOR COUNCIL ACTION****DATE: 06/09/2011**

**SUBJECT:** Approve an ordinance authorizing acceptance of \$55,000 in grant funds from the American Public Power Association (APPA), and amending the Fiscal Year 2010-2011 Austin Energy Operating Budget Special Revenue Fund of Ordinance No. 20100913-002 to appropriate such grant funds, and authorize execution of a “Demonstration of Energy-Efficient Development Grant Agreement” with APPA for the development of a software tool and user’s manual to address power factor through energy efficiency, in an amount not to exceed \$55,000. The grant period is from June 10, 2011 to September 30, 2011.

**AMOUNT AND SOURCE OF FUNDING:** Funding is available from the American Public Power Association.

**FISCAL NOTE:** A fiscal note is required.

**FOR MORE INFORMATION:** Karl R. Rábago, Vice-President, Distributed Energy Services, 322-6098; Fred Yebra, Director, Energy Efficiency Services, 482-5305.

**BOARDS AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on May 16, 2011 and by the Resource Management Commission on May 17, 2011.

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The American Public Power Association (APPA) awarded Austin Energy grant funds to develop a spreadsheet based software tool and user’s manual to address power factor through energy efficiency. This analytical tool will evaluate energy efficiency measures that can improve the power factor in commercial buildings and provide savings estimates. A power factor of one or unity is ideal for any electric utility company because in cases where a power factor is less than one, they have to supply more current to the user for a given amount of power use. In so doing, the utility incurs more infrastructure costs as well as line losses. As a result, Austin Energy has incorporated into its rates a penalty if its power factor is lower than a predefined threshold.

This project will develop a tool to help Austin Energy and its customers analyze the best approach to address power factor while recommending energy conservation options. This will assist Austin Energy and its customers in developing the most energy efficient solution to address the billing impact of low power factor. Factors contributing to low power factor and how the customer may increase the power factor while saving kilowatts will result in lower utility bills. This tool may be used to provide recommendations to customers as to how to reduce electrical operating costs either through efficiency and improvement of power factor or both.

In addition, the information provided to customers will promote conservation rebates and help Austin Energy achieve its demand side management and energy conservation goals.

**CITY OF AUSTIN - PURCHASING DEPARTMENT  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: SMITH POWER PRODUCTS, INC**

**AGENDA DATE: 05/26/11**

**SUBJECT:** Authorize award, negotiation, and execution of a purchase contract with SMITH POWER PRODUCTS, INC., Houston, TX, for the purchase of an engine generator for the Hornsby Bend Biosolids Management Plant in an estimated amount not to exceed \$1,227,225, with the option for a 96-month service and maintenance contract for this generator in an estimated amount not to exceed \$1,563,200, for a total estimated contract amount not to exceed \$2,790,425.

**AMOUNT AND SOURCE OF FUNDING:** Funding in the amount of \$1,227,225 is available from the U.S. Department of Energy (DOE), as a result of the American Recovery and Reinvestment Act (ARRA) of 2009 for the grant period of December 28, 2009 to December 27, 2012. No match is required. Funding for the service and maintenance agreement is contingent upon available funding in future budgets of Austin Water Utility.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**PURCHASING:** Sole proposal received.

**PRIOR COUNCIL ACTION:** February 4, 2010 - Approved acceptance of \$7,492,700 grant from DOE amending the budget

**BOARDS AND COMMISSION ACTION:** To be reviewed by the Water and Wastewater Commission on May 11, 2011, the Electric Utility Commission on May 16, 2011, and the Resource Management Commission on May 17, 2011.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9D of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract.

**FOR MORE INFORMATION:** Shawn Harris, Supervising Sr. Buyer / 505-7351

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This contract is for the commodity purchase of a single 850 kW generator from Smith Power Products, Inc. This new generator replaces two 400kW diesel generators that were converted to biogas and installed in the 1980s. The existing units were operated in a “dual fueled” mode, and are no longer functioning, serviceable, or repairable.

The new generator is a modern “biogas rated” unit and will generate green power by utilizing digester methane from the sludge treatment process. Electricity produced from the new generator is renewable because it does not burn fossil fuels as its energy source. The result will demonstrate distributed green power generation, reduce the facility’s operating costs, and offset on-peak operation of the plant, thereby contributing to Austin Energy’s effort to avoid building new power generation plants. This new generator will be capable of consistently generating more energy than the estimated 500kW to 700 kW the Hornsby Bend facility uses, thereby offsetting the plant’s energy use and generating a credit to the water utility.

This action will result in the creation of one full-time and one part-time green job at Hornsby Bend, provide an estimated 4,432,492 kWh a year and reduce approximately 2,867 tons of carbon dioxide equivalents. These savings are equivalent to 5,033,527 vehicle miles traveled, removal of 628 cars from our roadways, the planting of 98,297 trees or 4,915 acres of forest in Austin's parks.

The contract will also provide a service and maintenance agreement for this equipment based on an hourly rate of \$21.77 per hour of operation, resulting in an average operating cost of approximately \$0.026 per kWh. These costs were included in the economic analysis performed prior to initiating the purchase.

This service and maintenance agreement establishes regularly scheduled preventative and corrective maintenance, and includes minor over hauls at 20,000 and 40,000 hours, and a major overhaul at the end of the 60,000 hour agreement. This agreement will ensure the operational condition of the equipment so it is not worn out and/or inoperable in seven to eight years.

This solicitation was advertised starting on March 14, 2011 for a period of 22 days and was originally scheduled with a bid opening date of April 5, 2011. The bid opening date was extended for an additional week, allowing it to advertise for a total of over four weeks. Numerous vendors were contacted during this time in an effort to secure more proposals without success. Many of the vendors contacted stated that this type of a generator was extremely specialized and not something they could provide. The project also includes many grant requirements which have to be passed down to the contractor, limiting potential proposers. While a re-solicitation has been considered, the very specialized nature of the equipment and limited interest in the solicitation, as well as a funding commitment deadline from US DOE do not lend this to being a viable option.

A team composed of Austin Energy personnel and Austin Water Utility personnel evaluated the proposal. The criteria evaluated included system concept and solution proposed, proposed schedule for project completion, total evaluated cost for the complete generator and total evaluated cost for the proposed service contract.

MBE/WBE solicited: 5/6

MBE/WBE bid: 0/0

### **PROPOSAL ANALYSIS**

- a. Sole proposal. Proposal closing date was extended without success in an effort to secure more proposals. Other potential vendors were contacted and stated they were unable or uninterested to propose due to the specialized nature of this generator.
- b. One hundred and ten notices were sent, including five MBEs and six WBEs. One proposal was received, with no response from the M/WBEs.

### **APPROVAL JUSTIFICATION**

- a. Sole proposal received.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

Engine Generator for Hornsby Bend Biogas Project

SMH0117

<b>Evaluation Category</b>	<b>Max. Points</b>	<b>Smith Power Products, Inc Houston, TX</b>
<b>Total Evaluated Cost for complete Engine Generator as per Specification</b> (Proposer with lowest cost to City will be given maximum points, remaining given on a percentage ratio basis)	50	50
<b>Technical System Concept and Solutions Proposed</b> (Grasp of requirements and its technical solution(s), compliance with Specification, responsiveness to terms and conditions, completeness and thoroughness of the technical data and documentation)	30	25
<b>Proposed Schedule for project</b> (Schedule for project from notice of award through final acceptance of generator)	10	7
<b>Total Evaluated Cost for service contract</b> (Proposer with lowest cost to City will be given maximum points, remaining given on a percentage ratio basis)	10	10
<b>Total</b>	100	92

**CITY OF AUSTIN - PURCHASING DEPT.**  
**RECOMMENDATION FOR COUNCIL ACTION**  
**VENDOR NAME: ENTECH SALES AND SERVICE**

**AGENDA DATE: 06/09/11**

**SUBJECT:** Authorize award and execution of a contract with ENTECH SALES AND SERVICE, Austin, TX, to replace and upgrade the existing Building Automation System in the APD Headquarters and Patrol Buildings in an estimated amount not to exceed \$160,180.

**AMOUNT AND SOURCE OF FUNDING:** Funding in the amount of \$80,000 is available from the U.S. Department of Energy (DOE), as a result of the American Recovery and Reinvestment Act (ARRA) of 2009 for the grant period of December 28, 2009 to December 27, 2012. The remaining \$80,810 is available in the Fiscal Year 2010-2011 Operating Budget of the Building Services Division of FASD.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**PURCHASING:** Single Source.

**PRIOR COUNCIL ACTION:** February 4, 2010 - Approved acceptance of \$7,492,700 grant from DOE amending the budget

**BOARDS AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on May 16, 2011 and the Resource Management Commission on May 17, 2011.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

**FOR MORE INFORMATION:** Shawn Harris, Supervising Sr. Buyer / 505-7351

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This contract is for the repair, replacement, and upgrading of the Building Automation System (BAS) that operates chillers, boilers, pumps, air handling units, variable air volume boxes, and other vital components of the Heating Ventilation and Air Conditioning (HVAC) System at the Austin Police Department (APD) Headquarters and Patrol Buildings. The BAS is also integrated with the existing Schneider Electric/Andover Continuum security system.

The APD Headquarters and Patrol buildings are undergoing re-commissioning through Texas A&M's Continuous Commissioning© (CC) Program. One of the issues identified by this program is that the existing BAS is only partially operational, and the network is damaged. This is already causing comfort issues, preventing the building from being commissioned and increasing maintenance and operating costs. The components required to restore this system to full operation are no longer produced or supported by the manufacturer; and if the network controller fails, it can result in a total loss of communication and control of the HVAC equipment.

A total system or communications failure could impact operations such as the fourth floor of APD headquarters which houses computer services, telephone switches, data switches and routers that support APD telephone and data networks that are essential to supporting the APD mission and must be maintained in a cool and constant low level humidity environment. Currently, the equipment cooling is assisted by extra fans placed in close proximity to the servers to prevent total shutdown and damage to the expensive electronic equipment used in this area. In recent months, the local BAS controller stopped working which is causing the system to be operated in a very inefficient manner.

Entech Sales & Service will upgrade the existing legacy controllers with new Continuum 12 controllers. This will allow continuous control and the utilization of existing field sensor devices along with APD's existing licensed Continuum software. These upgrades to the Continuum system will allow continued interface between the building automation system at APD Headquarters and the Continuum building automation systems at the APD North and South substations. This purchase meets the Buy America requirements of the federal grant.

Entech Sales & Service is the only factory-authorized partner of Schneider Electric for Austin and the surrounding area and is the sole provider of sales, installation, warranty, and maintenance services for the Schneider Electric Continuum product line in this region.

This action will result in helping to reduce the facility's annual energy usage by an estimated 332,136 kWh per year, and could reduce the facilities energy cost by as much as \$26,737 annually. These savings are equivalent to an estimated 215 tons of carbon dioxide, 377,173 vehicle miles traveled, removal of 47 cars from our roadways, the planting of 7,366 trees, or 368 acres of forest in Austin's parks.



**CITY OF AUSTIN – PURCHASING DEPT.  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: APPLEONE EMPLOYMENT SERVICES**

**AGENDA DATE: 05/26/2011**

**SUBJECT:** Authorize award, negotiation and execution of a 12-month requirements service contract with APPLEONE EMPLOYMENT SERVICES, Austin, TX, or one of the other qualified offerors to RFP No. TVN0014REBID for temporary staffing services for the Citywide Austin 3-1-1 Contact Center and the Utility Contact Center, in an estimated amount not to exceed \$4,500,000 with four 12-month extension options in an estimated amount not to exceed \$4,500,000 per extension option, for an estimated total contract amount not to exceed \$22,500,000.

**AMOUNT AND SOURCE OF FUNDING:** Funding in the amount of \$1,500,000 is available in the Fiscal Year 2010-2011 Operating Budget of the Austin Energy. Funding for the remaining eight months of the original contract period and extension options is contingent upon available funding in future budgets.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**FOR MORE INFORMATION CONTACT:** Terry Nicholson, Senior Buyer/512-322-6586

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 5/16/11.

**PURCHASING:** Best evaluated proposal of 10 proposals received.

**MBE/WBE:** This contract will be/was awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

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This contract will provide Customer Service Representative (CSR) personnel on an ongoing and as-needed basis to staff the Citywide Information Contact Center (3-1-1) and the Austin Energy Utility Contact Center to support the business needs of each organization. This contract will allow the centers to meet staffing level requirements as they increase and decrease due to seasonal call volume demands and city-wide emergencies and power outages.

The Utility Contact Center is the single point of contact for information about electric, water, wastewater, and other utility based services. These inquiries are handled by staff from the Utility Contact Center along with power outage concerns. The Utility Contact Center experiences a volume of customer calls at an average of 120,000 calls per month from November through May, with an increase to approximately 155,000 per month from June through October. The Utility Contact Center is staffed with 55 permanent CSRs and will require contract staffing from 40 to 60 CSRs based on seasonal demand.

The 24-hour 3-1-1 center is responsible for information regarding all City of Austin services and non-emergency police calls. The 3-1-1 center receives an average of 100,000 calls per month from November through May, with an increase to approximately 130,000 per month from June through October. The 3-1-1 center will require between 20–40 contract staff to support peak periods.

An Austin Energy team with expertise in this area evaluated the proposals and unanimously chose this proposal as the best to provide this service. The criteria evaluated included the strength of the company's proposal, organizational and management structure, demonstrated applicable experience, financial viability/stability and total evaluated cost.

This request allows for the development of an agreement with a qualified offeror that Council selects. If the City is unsuccessful in negotiating a satisfactory agreement with the selected offeror, negotiations will cease with that provider. Staff will return to Council so that Council may select another qualified offeror and authorize contract negotiations with this provider.

MBE/WBE solicited: 11/14

MBE/WBE bid: 0/1

#### **PRICE ANALYSIS**

- a. Adequate competition.
- b. Two hundred and seventy-one notices were sent including 11 MBEs and 14 WBEs. Ten proposals were received, including one WBE. There was no response from the MBEs.

#### **APPROVAL JUSTIFICATION**

- a. Best evaluated proposal received. AppleOne Employment Services is the current provider of These services.
- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.

**RFP TVN0014REBID**  
**TEMPORARY STAFFING SERVICES**

Evaluation Criteria		Total Points	AppleOne Austin, TX	Staffmark Austin, TX	Spherion Staffing Fort Lauderdale, FL	Stark Austin, TX	Abacus Farmington Hills, MI	Outsource Connection El Paso, TX	P.I.E. Management Fort Worth, TX	Reliable Staffing San Antonio, TX	JuriStaff, Inc. Philadelphia, PA	Angel Staffing San Antonio, TX
1	Strength of Proposal: - Review of Staffing Concept & Solution (Section 1-B) and Program (Section 1-C) requirements for evidence of a well designed, viable program	30	26	21	18	11	13	10	9	10	7	6
2	Organization and Management Structure: - Review of Business Organization (Section 1-A) and Project Management Structure (Section 1-D) requirements for demonstration of management structure and organizational capabilities to provide the scope of services.	20	19	16	15	9	9	8	7	5	5	4
3	Demonstrated Applicable Experience: - Review of Prior Experience (Section 1-E) and Personnel (Section 1-F) regarding respondents history with organizations the size and scope of AE.	20	19	15	14	11	10	7	8	5	5	4
4	Financial Viability/stability	10	7	7	9	5	2	7	5	2	6	9
5	Total Evaluated Cost	20	18.6	19.7	18.3	19.5	15.6	16.4	15.9	20.0	18.7	16.4
Grand Total Score		100	89.6	78.7	74.3	55.5	49.6	48.4	44.9	42.0	41.7	39.4

**CITY OF AUSTIN – PURCHASING DEPT.  
RECOMMENDATION FOR COUNCIL ACTION  
VENDOR NAME: LD TEBBEN CO., INC.**

**AGENDA DATE: 6/9/2011**

**SUBJECT:** Authorize award and execution of a 36-month requirements service contract with L.D. TEBBEN CO., INC. Austin, TX, or one of the other qualified bidders for IFB-BV No. PAX0206, for roofing maintenance and repair services in an estimated amount not to exceed \$3,057,600, with three 12-month extension options in estimated amounts not to exceed \$1,451,520 for the first extension option, \$1,741,824 for the second extension option, and \$2,090,188 for the third extension option, for a total estimated contract amount not to exceed \$8,341,132.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$280,000 is available in the Fiscal Year 2010-2011 Operating Budget of various City Departments. Funding for the remaining 32 months of the original contract period and extension options is contingent upon available funding in future budgets. (Austin Energy's share is \$150,000 per year.)

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**PURCHASING:** Best evaluated bid of six bids received.

**BOARD AND COMMISSION ACTION:** To be reviewed by the Electric Utility Commission on 5/16/2011

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

**FOR MORE INFORMATION CONTACT:** Sai Xoomsai, Buyer I, 972-4016

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This contract will provide roofing services, including labor and materials, for City-owned facilities. The Contractor will provide annual inspections, preventive maintenance, and emergency repair services on an as-needed basis. These services prevent premature roof failure and extend the life of existing roofs. The inspection and preventive maintenance components of this contract require a comprehensive evaluation of roofs by a professional roofer/mechanic.

City departments that will utilize this contract include the Financial and Administrative Services Department, Parks and Recreation Department, Austin Energy and Austin Police Department.

This request allows for the execution of a contract with a bidder, who provides the best value to the City, that Council selects. If this bidder does not execute a contract with the City, staff will return to Council so that Council may select another best-value bidder and authorize a contract with this bidder.

In order to determine the best value to the City, evaluation criteria included labor rate, cost of material, vendor’s proximity to the State Capitol, and local economic impact.

MBE/WBE Solicited: 73/28

MBE/WBE Bid: 1/0

**BID TABULATION**

**IFB-BV NO. PAX0207: Roofing Preventive Maintenance and Repair Services (5 line items)**

<b><u>Vendor</u></b>	<b><u>Total Bid for Sample Items</u></b>
<b>L D Tebben Co., Inc.</b> .....	<b>\$433,750</b>
<b>Austin, TX</b>	
Brazos Urethane, Inc. ....	\$561,000
Texas City, TX	
PRC Roofing Company Inc. (MBE).....	\$624,000
Houston, TX	
Austin Roof Repair Co.....	\$628,875
Austin, TX	
GG’s Construction .....	*
Austin, TX	
All Quality Roofing & Insulation, Inc. ....	**
Manor, TX	

\* GG’s Construction withdrew its bid.

\*\* All Quality Roofing & Insulation, Inc. did not have experience equal to the size and scope required by the solicitation; therefore, was considered non-responsible and cannot be considered for award.

The expenditures for the first 12 months of this contract are estimated to be \$840,000.

A copy of the complete bid tabulation is on file in the Purchasing Office and on the City of Austin, FASD Purchasing website.

**PRICE ANALYSIS**

- a. Adequate competition.
- b. Five hundred forty-four notices were sent, including 73 MBEs and 28 WBEs. Six bids were received, with one response from the MBEs and no response from the WBEs.
- c. The previous contract for these services was based on a complicated and widely varying price-per-square-foot basis. This contract is based on the cost of hourly labor plus materials. These changes make this contract not directly comparable to previous actions.

**APPROVAL JUSTIFICATION**

- a. Best evaluated bid.
- b. The Purchasing Office concurs with the Building Services Division’s recommended award.
- c. Advertised in the Austin American-Statesman and on the Internet.

## Electric Utility Commission Meeting Schedule 2011

January 24  
February 28  
March 21  
April 18  
May 16  
June 20  
July 18

August 15  
**September 1 – proposed meeting date**  
September 19  
**October 3 – proposed meeting date**  
October 17  
November 14  
December 19

**EUC meeting dates, included proposed dates, are in boxes; holidays are shaded.**

January							February							March						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28						27	28	29	30	31		
30	31																			

April							May							June						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7			1	2	3	4	
3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11
10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18
17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25
24	25	26	27	28	29	30	29	30	31					26	27	28	29	30		

July							August							September						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2			1	2	3	4	5					1	2	3
3	4	5	6	7	8	9	7	8	9	10	11	12	13	4	5	6	7	8	9	10
10	11	12	13	14	15	16	14	15	16	17	18	19	20	11	12	13	14	15	16	17
17	18	19	20	21	22	23	21	22	23	24	25	26	27	18	19	20	21	22	23	24
24	25	26	27	28	29	30	28	29	30	31				25	26	27	28	29	30	
31																				

October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5					1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31
30	31																			

Regular meetings of the EUC are held on the third Monday of each month at 6pm, at Town Lake Center, 721 Barton Springs Road, unless otherwise determined by the Commission. If the regular meeting day falls on a holiday, the meeting will be held on the following Monday (as in January and February). Revised by the EUC on Feb. 28, 2011.

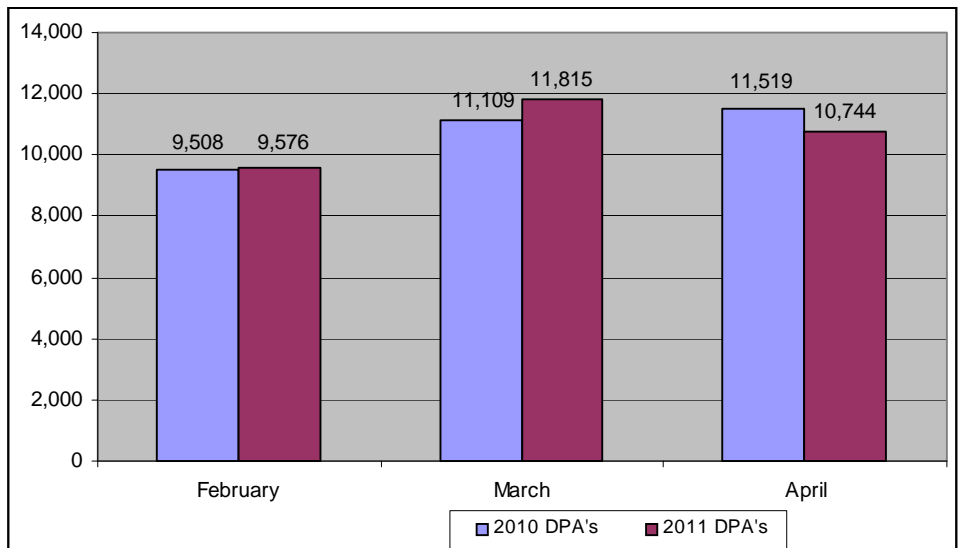


## Monthly DPA and Disconnect Report May 2011

### Deferred Payment Agreements

Month	2010	2011
	DPA's	DPA's
February	9,508	9,576
March	11,109	11,815
April	11,519	10,744
Monthly Total	32,136	32,135

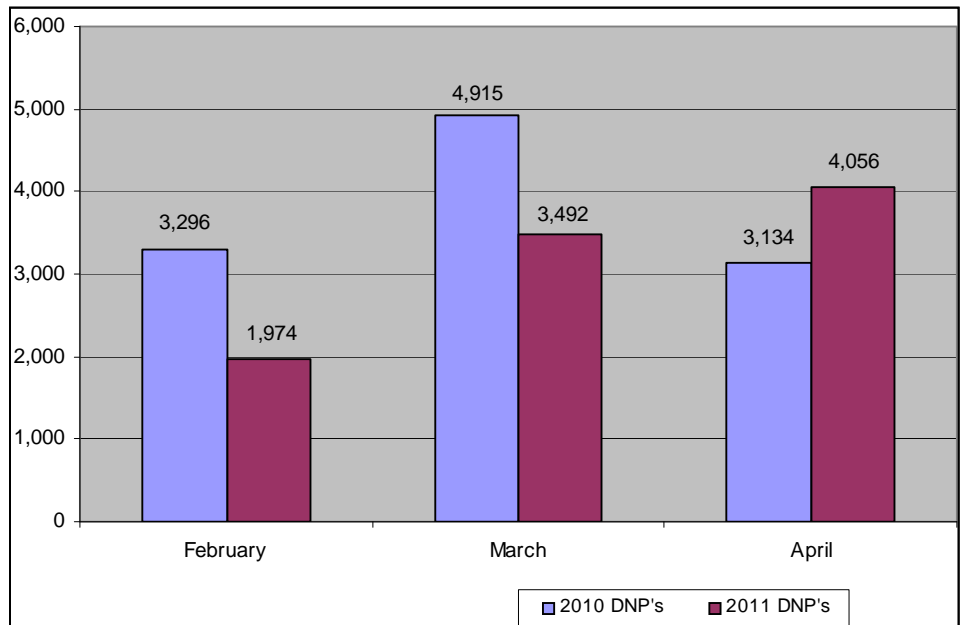
**Note:** For April 2011 there was a minimal decrease in the number of DPAs written compared to the number written in April 2010.



### Residential Disconnections

Month	2010	2011
	Disconnects	Disconnects
February	3,296	1,974
March	4,915	3,492
April	3,134	4,056
Monthly Total	11,345	9,522

**Life Support Information:** For the month of April 2011, 153 customers were identified as Medically Vulnerable. 48 accounts received 24 hour notices and 0 accounts were disconnected. 160 requests were received for MVP status in April 2011; 60 requests were received for MVP status in April 2010.



AUSTIN ENERGY  
FY 2011 BUDGET TO ACTUAL (Budget Based Statement)



Unaudited Results

\$ in Thousands

	March 2011 Year to Date Actual	March 2011 Year to Date Budget	Variance	Percent
<b>REVENUES</b>				
Service Area Base Revenue	\$ 264,951	\$ 254,560	\$ 10,391	4.1%
Bilateral & Ancillary Service Sales	5,387	11,250	(5,863)	-52.1%
Transmission Service Revenue	30,504	28,463	2,041	7.2%
Transmission Rider	5,582	3,612	1,970	54.5%
Miscellaneous Revenue	17,948	17,042	906	5.3%
Interest Income	3,425	3,167	258	8.1%
<b>Total Operating Revenue Without Fuel Revenue</b>	<b>327,797</b>	<b>318,094</b>	<b>9,703</b>	<b>3.1%</b>
Fuel & Green Choice Revenue	177,021	217,306	(40,285)	-18.5%
<b>Total Operating Revenue</b>	<b>504,818</b>	<b>535,400</b>	<b>(30,582)</b>	<b>-5.7%</b>
<b>OPERATING REQUIREMENTS</b>				
Fuel and Green Power Expense	177,021	217,306	40,285	18.5%
<b>Department O&amp;M Without Fuel</b>				
Department O&M	93,246	101,662	8,416	8.3%
Transmission Service Expense	34,439	32,985	(1,454)	-4.4%
South Texas Project O&M	28,685	29,766	1,081	3.6%
Fayette Power Project O&M	15,852	16,261	409	2.5%
Call Center	12,344	16,621	4,277	25.7%
Energy Conservation Rebates	5,599	6,036	437	7.2%
Bad Debt Expense	1,540	1,492	(48)	-3.2%
Administrative Support Transfer	7,595	7,595	0	0.0%
<b>Total Operating O&amp;M Without Fuel</b>	<b>199,300</b>	<b>212,418</b>	<b>13,118</b>	<b>6.2%</b>
<b>Total Operating Requirements</b>	<b>376,321</b>	<b>429,724</b>	<b>53,403</b>	<b>12.4%</b>
<b>DEBT SERVICE REQUIREMENTS</b>				
Revenue Bond & Other Obligations	62,753	62,518	(235)	-0.4%
<b>Total Debt Service Requirements</b>	<b>62,753</b>	<b>62,518</b>	<b>(235)</b>	<b>-0.4%</b>
<b>TRANSFERS/USES OF COVERAGE</b>				
General Fund Transfer	51,500	51,500	0	0.0%
Electric CIP Transfer	37,008	37,008	0	0.0%
Economic Incentive Fund Transfer	379	379	0	0.0%
<b>Total Transfers</b>	<b>88,887</b>	<b>88,887</b>	<b>0</b>	<b>0.0%</b>
<b>Total Requirements Without Encumbrances</b>	<b>527,961</b>	<b>581,129</b>	<b>53,168</b>	<b>9.1%</b>
<b>Total Encumbrances</b>	<b>14,490</b>	<b>14,490</b>	<b>0</b>	<b>0.0%</b>
<b>Total Requirements</b>	<b>542,451</b>	<b>595,619</b>	<b>53,168</b>	<b>8.9%</b>
<b>CHANGE TO BEGINNING BALANCE</b>	<b>\$ (37,633)</b>	<b>\$ (60,219)</b>	<b>\$ 22,586</b>	<b>37.5%</b>



UPCOMING PROCUREMENTS BY AUSTIN ENERGY - Purchasing Department Report • Electric Utility Commission • May 16, 2011					
	PROJECT NAME	ESTIMATED AMOUNT	CUSTOMER	ESTIMATED COUNCIL	DESCRIPTION
1	Service Agreement for Sand Hill Unit #5A Combined Cycle	\$10,000,000/yr	Power Supply & Market Operations	June	Agreement for scheduled, corrective, and predictive maintenance, remote monitoring and any required upgrades for the combined cycle turbine at Sand Hill
2	Switch Gear	\$1,000,000	Electric Service Delivery/Finance	July	Master Agreement for the purchase of 3-Phase deadfront switch gear
3	Circuit Switchers	\$825,000	Electric Service Delivery	July	Master Agreement for the purchase of 145kV circuit switchers
4	Stormwater Pond Maintenance	\$150,000/yr	Environmental Care & Protection	July	Annual agreement for maintenance and repair to ensure stormwater ponds owned, operated by, or affecting AE are in compliance with environmental criteria and regulations
5	Asbestos Inspection & Air Monitoring Services	\$250,000/yr	Environmental Care & Protection	July	Master Agreement for a contractor to provide asbestos inspection and air monitoring for lead, mold, etc., on an as-needed basis
6	Gas Turbine Maintenance	\$16M over 6 years	Power Supply & Market Operations	July	Master Agreement for maintenance services for gas turbines at Decker and Sand Hill
7	Battery Banks	\$175,000/yr	Electric Service Delivery	July	Master Agreement for the purchase of 130V Battery Banks
8	Marketing for Energy Efficient Loan Program (Grant Funded)	\$1,000,000	Distributed Energy Services	July	Marketing program to promote the Energy Efficient Loan program funded with federal grant
9	Forklift Lease Agreement	\$136,000/yr	Electric Service Delivery/Finance	July	Master lease agreement for seven forklifts for various AE locations

**ELECTRIC UTILITY COMMISSION**  
**Tentative Schedule of Upcoming Briefings and Reports**  
**In addition to Financial (Jan-Oct), Procurements, and DPA/Disconnection (May-Sept) Reports**

**JUNE 20, 2011**

- Rate Redesign – Prelim. Residential (Weis, Little, Dreyfus)
- FY 2012 Budget Work Session (Hart)
- Power Factor – written report (Rabago)

**JULY 18, 2011**

- Rate Redesign – Prelim. Commercial, Industrial (Weis, Little, Dreyfus)

**AUGUST 15, 2011**

- FY 2011-2012 Budget Presentation, Action (Hart)
- Rate Redesign – Discussion of Formal Review Process (Weis, Little, Dreyfus)
- Report on M/WBE Goals (Purchasing Dept; emailed)

**SEPTEMBER 1, 2011** – *Proposed* Special-called meeting: Rate Redesign – present report including recommendations

**SEPTEMBER 19, 2011**

- Rate Redesign (Weis, Little, Dreyfus)

**OCTOBER 3, 2011** – *Proposed* Special-called meeting: Rate Redesign

**OCTOBER 17, 2011**

- Election of Officers
- Rate Redesign – finalize recommendations (Weis, Little, Dreyfus)

**NOVEMBER 14, 2011**

- Rate Redesign (Weis, Little, Dreyfus)
- Adopt 2012 meeting schedule
- Report on M/WBE Goals (Purchasing Dept; emailed)

**DECEMBER 19, 2011**

- Rate Redesign (Weis, Little, Dreyfus)